

LYNCHBURG CITY COUNCIL
Agenda Item Summary

MEETING DATE: **May 9, 2006**

AGENDA ITEM NO.: 11

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

**ITEM TITLE: REZONING: B-1, Limited Business District, to B-3, Community Business District for seven tenths (0.7) of an acre of property at 2901 Old Forest Road.
CONDITIONAL USE PERMIT (CUP): Animal Hospital of Lynchburg, 2901 Old Forest Road.**

RECOMMENDATION: Approval of the requested rezoning and conditional use permit petitions.

SUMMARY: Rick Krason, Nosark, LLC, is petitioning to allow the construction of an animal medical facility on the subject property. The petition proposes the demolition of an existing residential structure and construction of a new single-story building; the new development will include an approximately five thousand, seven hundred (5,700) square foot office building, an outdoor animal exercise area and associated parking. The Planning Commission recommended approval of the rezoning and conditional use permit because:

- Petition agrees with the *Comprehensive Plan* which recommends an Office use in this area.
- Petition agrees with the Zoning Ordinance in that veterinary hospitals without outdoor kennels are permitted in a B-3, Community Business District, with approval of a CUP from City Council.

PRIOR ACTION(S):

April 12, 2006: Planning Division recommended approval of the rezoning and conditional use permit. Planning Commission recommended approval (6-0, 1 abstention [Flint]) of the rezoning petition.
Planning Commission recommended approval (6-0, 1 abstention [Flint]) of the conditional use permit with the following conditions:

1. The property will be developed in substantial compliance with the Rezoning and Conditional Use Permit Plan for Animal Hospital of Lynchburg, received by Community Planning & Development on March 31, 2006.
2. A four (4) foot tall landscape buffer will be planted on the eastern side of the privacy fence for the outdoor recreational area.

FISCAL IMPACT: N/A

CONTACT(S):

Tom Martin/ 455-3909

ATTACHMENT(S):

- Ordinance
- PC Report
- PC Minutes
- Vicinity Zoning Pattern
- Vicinity Proposed Land Use
- Site Plan
- Speaker Sign-Up sheet

REVIEWED BY: lkp

RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO NOSARK, LLC TO ALLOW THE CONSTRUCTION OF AN ANIMAL MEDICAL FACILITY ON THE PROPERTY LOCATED AT 2901 OLD FOREST ROAD.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG that the petition of Nosark, LLC, for a Conditional Use Permit for use of the property at 2901 Old Forest Road to construct an animal medical facility to include an approximately five thousand, seven hundred (5,700) square foot office building, an outdoor animal exercise area and associated parking be, and the same is hereby approved, subject to the following conditions:

1. The property will be developed in substantial compliance with the Rezoning and Conditional Use Permit Plan for Animal Hospital of Lynchburg, received by Community Planning & Development on March 31, 2006.
2. A four (4) foot tall landscape buffer will be planted on the eastern side of the privacy fence for the outdoor recreational area.

Adopted:

Certified:

Clerk of Council

ORDINANCE

AN ORDINANCE CHANGING THE PROPERTY LOCATED AT 2901 OLD FOREST ROAD FROM B-1, LIMITED BUSINESS DISTRICT, TO B-3 COMMUNITY BUSINESS DISTRICT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LYNCHBURG that in order to promote the public necessity, convenience, general welfare, and good zoning practice that 35.1 of the Code of the City of Lynchburg, 1981, as amended, be and the same is hereby further amended by adding thereto Section 35.1-76.____, which section shall read as follows:

Section 35.1-76._____. Change the property located at 2901 Old Forest Road from B-1, Limited Business District, to B-3 Community Business District.

The area embraced within the following boundaries

Beginning in the southwestern corner of the intersection of Old Forest Road and West Street, thence along West Street S 11° 46' 07" E 156.2', thence S 69° 48' 45" W 168.8', thence N 27° 32' 41" W 175.0', thence along a curve having a delta of 7° 26' 26", radius of 835.28', arc of 108.47', chord of N 72° 27' 46" E 108.4', thence along a curve having a delta of 01° 17' 54", radius of 835.28', arc of 18.93', chord of N 76° 49' 56" E 18.93', thence N 77° 28' 53" E 87.8', to the point of beginning and containing approximately 0.74 acres.

. . . is hereby changed from B-1, Limited Business District, to B-3, Community Business District.

And the Director of Community Planning and Development shall forthwith cause the Official Land Use Map and the "Official Zoning Map of Lynchburg, Virginia," referred to in Section 35.1-4 of this chapter to be amended in accordance therewith.

Adopted:

Certified:

Clerk of Council

The Department of Community Planning & Development
City Hall, Lynchburg, VA 24504 **434-455-3900**

To: Planning Commission

From: Planning Division

Date: April 12, 2006

Re: **REZONING: B-1, Limited Business District, to B-3, Community Business District for seven tenths (0.7) of an acre of property at 2901 Old Forest Road.**
CONDITIONAL USE PERMIT (CUP): Animal Hospital of Lynchburg, 2901 Old Forest Road.

I. PETITIONER

Rick Krason, Nosark, LLC., 1705 Memorial Avenue, Lynchburg, VA 24501

Representative: P. Scott Beasley, Hurt & Proffitt, Inc., 2524 Langhorne Road, Lynchburg, VA 24501

II. LOCATION

The subject property is a tract of approximately seven tenths (0.7) of an acre located at 2901 Old Forest Road.

Property Owners: Preston W. and Gail S. Morris, 12601 Donegal Drive, Chesterfield, VA 23832
Steve A. and Crystal Morris, 1314 Matthew Talbot Road, Forest, VA 24551

III. PURPOSE

The purpose of this petition is to allow construction of an animal medical facility on the subject property.

IV. SUMMARY

- Petition agrees with the Comprehensive Plan which recommends an Office use in this area.
- Petition agrees with the Zoning Ordinance in that veterinary hospitals without outdoor kennels are permitted in a B-3, Community Business District, with approval of a CUP from City Council.
- The petition proposes the demolition of an existing residential structure and construction of a new single-story building; the new development will include an approximately five thousand, seven hundred (5,700) square foot office building, an outdoor animal exercise area and associated parking.

The Planning Division recommends approval of the rezoning and the conditional use permit petitions.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends both an Office use and a Medium Density Residential use in this area. Office uses are intended for small-scale office buildings with floor plans not exceeding twenty thousand (20,000) square feet and buildings not exceeding four stories. Medium Density Residential uses are characterized by small-lot single family detached housing, duplexes and townhouses at densities up to twelve (12) units per acre.

The Future Land Use Map [FLUM] is not intended to be parcel specific. The FLUM also indicates Neighborhood Commercial, Community Commercial and Institutional Uses in the immediate area. Given existing zoning and adjacent land use patterns, the proposed office is suitable for the property.
2. **Zoning.** The subject property was annexed into the City in 1958. The existing B-3, Community Business District zoning was established in 1978 with the adoption of the *Zoning Ordinance*.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the proposed rezoning.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - 4/9/1996: City Council approved Robert Brammer's CUP petition to add one bay to an existing service station at 3020 Old Forest Road.
 - 2/13/1996: City Council approved Glenn White's petition to rezone approximately one and seven tenths (1.7) acres from R-3, Medium Density Two-Family Residential District, to R-4c, Medium-High

Density Multi-Family Residential District (conditional), to allow the addition of a third apartment unit in six (6) proposed structures at 3112-3132 Link Road.

- 8/11/1992: City Council approved Centra Health Inc.'s CUP petition to operate an alternative education facility at 3024 Forest Hills Circle.
- 2/11/1992: City Council approved Lynchburg City School Board's CUP petition to use an existing structure for temporary classrooms at 3024 Forest Hills Circle.
- 10/10/1989: City Council approved William Riley's petition to rezone approximately one (1) acre at 2728 Old Forest Road from B-1, Limited Business District, to B-3c, Community Business District (conditional), to allow construction of a retail space with parking area and a petition to rezone approximately nine-tenths (0.9) of an acre at the rear of 2728 Old Forest Road from R-2, Low-Medium Density Single Family Residential District, to B-1c, Limited Business District (conditional), to allow construction of an office building/parking area.
- 11/8/1988: City Council approved L.G. Flint, Inc.'s CUP petition to construct a residential care center at 3012-3020 Forest Hills Circle.
- 10/26/1988: Petitioner William Bryant withdrew his petition to create a Community Recreation Center at 3300 Old Forest Road prior to the City Council hearing.
- 11/12/1985: City Council approved Lynchburg Investment Company Inc.'s petition to rezone approximately six tenths (.6) of an acre from R-3, Medium Density Two-Family Residential District to B-5c, General Business District (conditional) and their CUP petition to construct a television studio with a transmission tower at 2820 Linkhorne Drive.

5. **Site Description.** The subject property includes one (1) existing residential structure. The site is bounded to the north by commercial businesses, to the east by an institutional uses (Old Forest Road United Methodist Church), to the south by vacant forested land and residential neighborhoods and to the west by commercial offices.

6. **Proposed Use of Property.** The purpose of this rezoning and conditional use permit is to allow construction of animal medical facility. The petition proposes the demolition of an existing residence and the construction of a new single-story, five thousand, seven hundred (5,700) square foot office building, an outdoor animal exercise area and associated parking; no outside kennels will be located on this property. The facility will be constructed with wood siding, possible stone accents, and asphalt shingles. Colors will be similar to the attached photos and typical elevations.

The petitioner proposes to preserve the three large cedar trees adjacent to West Street and plant new shade trees along the perimeter of the property adjacent to Old Forest Road. In addition, the petitioner will add shade trees within the parking area and along the perimeter of the property; foundation plantings will be planted around the perimeter of the new building that is within view of both West Street and Old Forest Road. An evergreen buffer will be planted along the rear of the site, adjacent to the exiting wooded area and offices.

7. **Traffic and Parking.** The City's Traffic Engineer had no comments of concern regarding traffic from the proposed development.

Parking requirements for the proposed development are set based on offices for business, banking, professional and similar uses as defined by Chapter 35.1-25 of the City's Zoning Ordinance. This use requires one (1) parking space per three hundred (300) square feet of floor area, exclusive of utility area. The building will total approximately five thousand, seven hundred (5,700) square feet and require nineteen (19) parking spaces. The site plan indicates that twenty-three (23) parking spaces will be provided for the development, thus meeting the requirement of City Code.

8. **Stormwater Management.** New impervious areas will exceed one thousand (1,000) square feet; as such, a stormwater management plan will be required for the construction. Topographically, the site slopes from its highest point at the intersection of Old Forest Road and West Street to the lowest point in the southwest corner of the lot. Therefore, most of the runoff from this site flows from the northeast to the southwest. It is assumed that when the building is constructed, approximately one-half (1/2) of the site will drain toward Old Forest Road. The storm water quantity for this part of the site will be managed by an underground pipe

storage system. The pipe system would be sized to detain runoff from proposed parking area and access aisle on the front half of the site as well as part of the building. It is likely that detention won't be required in the rear part of the property due to the reduction in the drainage area in the post-developed condition. However, if storage is required in the back of the facility, it can be handled using the proposed bio-filter. Provided the site can be graded as such, there would be a net reduction in the drainage area to the natural drainage way. Preliminary engineering analysis shows the natural drainage way is an adequate receiving channel.

The stormwater runoff for the site will be treated for quality using an above ground BMP measure. A bio-filter infiltration area will be used to treat storm water runoff behind the new veterinary facility. Vegetated swales will be used to convey runoff to the bio-filter.

9. **Emergency Services.** The City's Fire Marshal had no comments on the Rezoning or the Conditional Use Permit applications for the proposed development.

The City Police Department had no comments on the proposed development.

10. **Impact.** The proposed animal medical facility will have minimal impact on the surrounding area. The design and layout of the buildings are acceptable to the Planning Division. Although an outdoor animal exercise area is proposed for this project, this will only be used during normal business hours of the animal hospital. The proposed recreation area will be enclosed by a six (6) foot tall, wooden privacy fence which will screen the area from view on all sides. The Planning Division recommends that a four (4) foot tall evergreen buffer be planted on the eastern side of the privacy fence to provide an additional noise buffer for the adjacent church property.

No outside kennels will be located on this property. Trash removal for the facility will be through trash carts and an off-site provider will remove and process deceased animals. All lighting will be controlled so that no direct illumination will occur beyond any property line.

The City's Traffic Engineer had no comments of concern on the proposed development and parking requirements will exceed those required by City Code. The City's Fire Marshal and Police Department had no comments on the Rezoning or the Conditional Use Permit applications.

New impervious areas will exceed one thousand (1,000) square feet; as such, a stormwater management plan will be required for the construction. Stormwater quantity and quality for this site will be managed by an underground pipe storage system, vegetative swales and a bio-filter infiltration area. Preliminary engineering analysis shows the natural drainage way is an adequate receiving channel. The proposed design is acceptable to the City's Environmental Planner.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on March 21, 2006. Comments related to the proposed use were minor in nature and have or will be addressed by the developer prior to final site plan approval.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of Rick Krason's petition to rezone seven tenths (0.7) of an acre at 2901 Old Forest Road from B-1, Limited Business District, to B-3, Community Business District.

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of Rick Krason's petition for a Conditional Use Permit (CUP) at 2901 Old Forest Road to allow construction of the Animal Hospital of Lynchburg, subject to the following conditions:

- 1. The property will be developed in substantial compliance with the Rezoning and Conditional Use Permit Plan for Animal Hospital of Lynchburg, received by Community Planning & Development on March 31, 2006.**
- 2. A four (4) foot tall landscape buffer will be planted on the eastern side of the privacy fence for the outdoor recreational area.**

This matter is respectfully offered for your consideration.

William T. Martin

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Mr. J. Lee Newland, Director of Engineering
Capt. Michael L. Thomas, Fire Marshal
Lt. Danny R. Marks, Lynchburg Police Department Field Operations Bureau
Capt. Todd Swisher, Lynchburg Police Department North Division
Capt. J.P. Stokes, Lynchburg Police Department East Division
Capt. Al Thomas, Lynchburg Police Department South Division
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Keith Wright, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mrs. Erin B. Hawkins, Environmental Planner
Mr. P. Scott Beasley, Hurt & Proffitt, Inc.

VII. ATTACHMENTS

1. Vicinity Zoning Pattern

(see attached map)

2. Vicinity Proposed Land Use

(see attached map)

3. Site Plan

(see attached site plans)

4. Project Narrative

(see attached narrative)

5. Building Elevations

(see attached rendering/photo)

MINUTES FROM THE APRIL 12 PLANNING COMMISSION MEETING

Petition of Nosark, LLC to rezone approximately 0.7 acres at 2901 Old Forest Road from B-1, Limited Business District to B-3, Community Business District and for a Conditional Use Permit to allow the construction of a veterinary hospital without outdoor kennels.

NOTE: Commissioner Flint stated that he would abstain from participating in this public hearing as the proposed site was within two hundred (200) feet of his business.

Mr. Tom Martin, City Planner, explained that the petitioner proposed the construction of a 6,900 square foot veterinary office with an outdoor exercise area and associated parking. He noted that the petition was in compliance with the City's Comprehensive Plan (Comp Plan) and Future Land Use Map (FLUM), which recommended an office use for the property. He said the primary concern with the petition was the outside exercise area proposed for the south side of the building. As a condition of the permit, Mr. Martin added, the Planning Division recommended that the vegetative buffer be extended along the eastern side of the fenced in area, which should serve as a noise buffer for the adjacent properties. He said that stormwater management would be handled by underground detention and water quality would be addressed by Best Management Practices. He added that twenty-three (23) parking spaces would be provided on the site, and noted that the City Traffic Engineer and the Emergency Services had no concern with the proposed petition. He concluded by saying that the Planning Division recommended approval of the rezoning and the Conditional Use Permit.

Mr. Scott Beasley, Hurt & Proffitt, Inc. represented the petitioner in this request. Mr. Beasley explained to the Commission that this petition was for a 5,700 square foot veterinary office with an outdoor exercise area on seven-tenths (0.7) of an acre. He added that judging from the slope of the land, approximately half of the site would drain toward the street, could be tied into the existing storm drainage, and then be detained through an underground storage system. He added that the rest of the site would naturally drain toward the rear of the site where they had proposed the use of Best Management Practices in the type of bio filtering. Mr. Beasley said the three existing cedar trees on West Street would remain, and they proposed to add an evergreen buffer along the back and side of the site adjoining the residential zone, which would buffer the exercise area. He said there would be street trees along the front of the site, shade trees along the ends of the parking islands, and concluded by adding that the parking requirements exceeded the required number of spaces.

Dr. Richard Krason, potential owner of the property, addressed the Commission. Dr. Krason said he wanted to clarify that the evergreen buffer along the back and side of the lot were very reasonable to protect the residential areas. He explained that the exercise area was not going to be an outdoor run for the dogs or an area where animals would be kept for long periods of time. He said this fenced in area was a safety net in case an animal got loose when it was out using the bathroom. He noted that there would only be one or two dogs in the area at one time for just a few minutes each time. Dr. Krason said that the fence added security and a visual and sound break. He said the fence surrounding the exercise area would be six (6) feet in height.

Commissioner Sale asked what type of ground cover would there be in the exercise area.

Dr. Krason said the exercise area would be covered with grass.

Commissioner Worthington asked if the facility would provide veterinary services as well as boarding facilities. He asked Dr. Krason if he had spoken to the neighbors.

Dr. Krason said they would provide both services. He said seventy-five (75) to eighty (80) percent of their business was veterinary services and the other twenty (20) to twenty-five (25) percent was boarding income. He added that the ratios would probably stay the same. He told the Commission that he had tried to contact as many of the neighbors as possible, and invited anyone to visit his current practice on Memorial Avenue. Dr. Krason added that the noise level was very minimal. He said there was a full acre behind the proposed site as well as a street and then the residential area, so the noise factor should be very minimal.

Mr. Michael Gillispie, owner of the adjoining one-acre property behind the proposed site, addressed the Commission. Mr. Gillispie explained that the property behind the site was currently on the market for sale. He explained that he was concerned with the drainage, the exercise area, and the buffer of the site. He said if the exercise area behind the building was surrounded with a fence and buffer, ensuring that it was somewhat sound proof, he had no concerns. However, he added, he was concerned with the runoff from the parking lot draining onto his property, as did the runoff

from the church parking lot, which was next door to the proposed site. Mr. Gillispie noted that the pond was right on the edge between the properties.

Dr. Krason said the exclusive use of the pond at the back of the property was for parking lot runoff. He said the pond had nothing to do with the exercise area, and noted that nothing in that pond would be left over from the dogs. He said whatever was left by the dogs would be picked up on a daily basis.

Commissioner Bacon said she was concerned with general water runoff.

Mr. Beasley said it was a requirement that they not release anything greater post development than what was there pre-development. He said they would detain or hold the water on site to release at a rate that was consistent with what was existing. He added that it was not really a pond, but a water quality feature. He said there would probably be some detainment function because it was a depression and was meant to filter out pollutants according to the Zoning Ordinance.

Commissioner Sale asked how deep the depression would be.

Mr. Beasley said the depression would be very shallow, maybe twelve (12) inches and would be planted with trees and bushes. He said there was a medium underneath that would allow water to drain through it into a sub-drain.

Chair Hamilton asked if this proposal met the proposed Landscape Ordinance.

Mr. Martin explained that the proposed landscape design came close to conforming to the proposed Landscape Ordinance. He noted that they did not have to meet the proposed Ordinance because they had submitted their proposal before the Ordinance would be approved.

Commissioner Sale asked if the TRC verified that the drainage would be less, if not equal to, the current runoff post-construction.

Mr. Martin said the petitioner would not go into a full-blown stormwater and erosion sediment control plan until the project was approved by Council. However, he added, prior to final plan approval, the design would have to be re-reviewed by the TRC and the petitioner would have to show in detail how they would address the stormwater issues to show that the post development was the same as the pre-development. He noted that if they could not show that, then the site plan will not be approved.

After further discussion, Commissioner Worthington made the following motion, which was seconded by Commissioner Barnes and passed by the following vote:

"That the Planning Commission recommends to City Council approval of Rick Krason's petition to rezone seven tenths (0.7) of an acre at 2901 Old Forest Road from B-1, Limited Business District, to B-3, Community Business District."

AYES:	Bacon, Barnes, Hamilton, Oglesby, Sale, Worthington	6
NOES:		0
ABSTENTIONS:	Flint	1
ABSENT:		0

After further discussion, Commissioner Worthington made the following motion, which was seconded by Commissioner Barnes and passed by the following vote:

"That the Planning Commission recommends to City Council approval of Rick Krason's petition for a Conditional Use Permit (CUP) at 2901 Old Forest Road to allow construction of the Animal Hospital of Lynchburg, subject to the following conditions:

3. The property will be developed in substantial compliance with the Rezoning and Conditional Use Permit Plan for Animal Hospital of Lynchburg, received by Community Planning & Development on March 31, 2006.
4. A four (4) foot tall landscape buffer will be planted on the eastern side of the privacy fence for the outdoor recreational area.

AYES:	Bacon, Barnes, Hamilton, Oglesby, Sale, Worthington	6
NOES:		0
ABSTENTIONS:	Flint	1
ABSENT:		0

ANIMAL HOSPITAL OF LYNCHBURG
2901 Old Forest Road
Map # 166-02-003
Rezoning from B-1 to B-3
Petitioner: Rick Krason, DVM

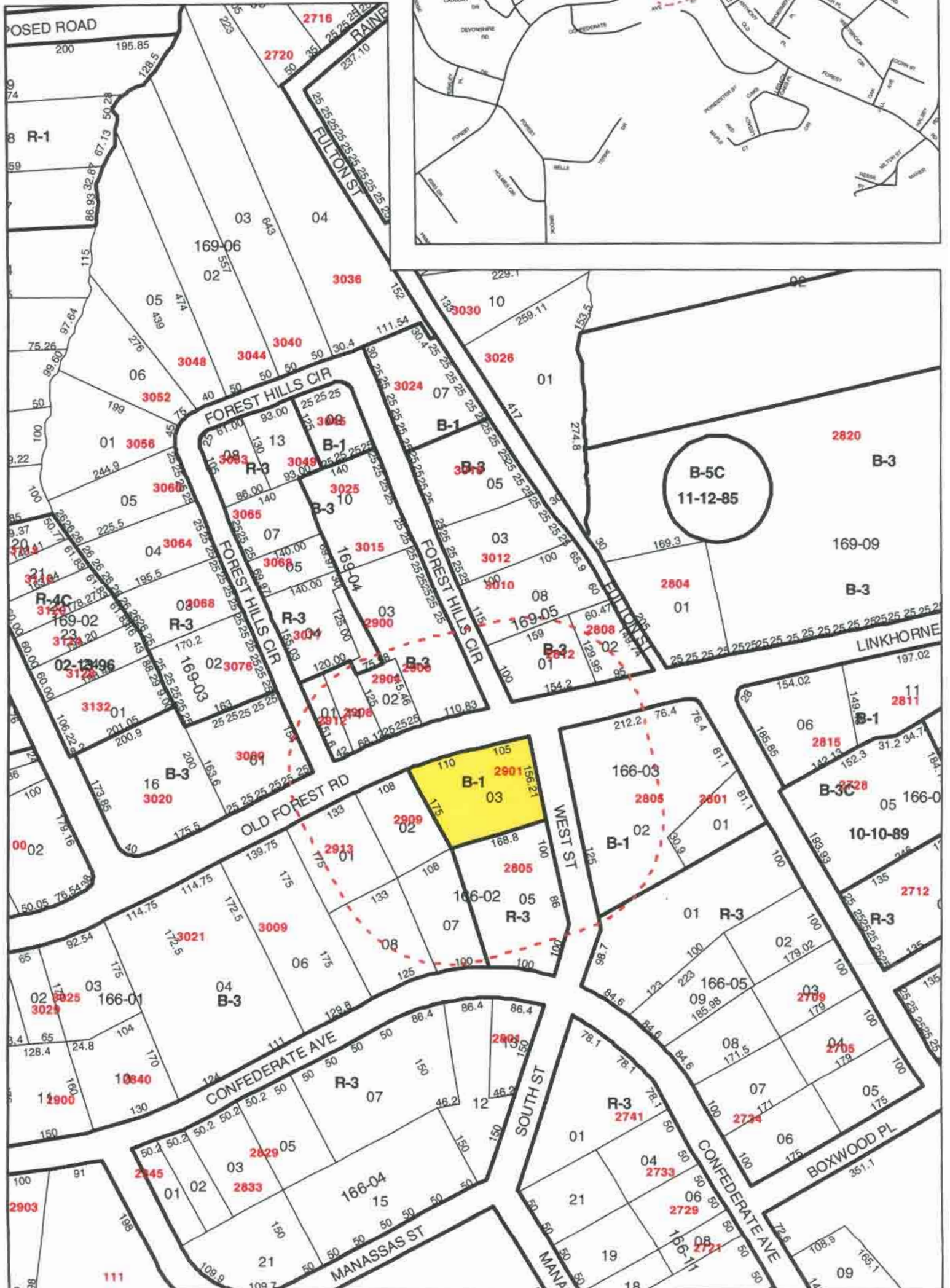
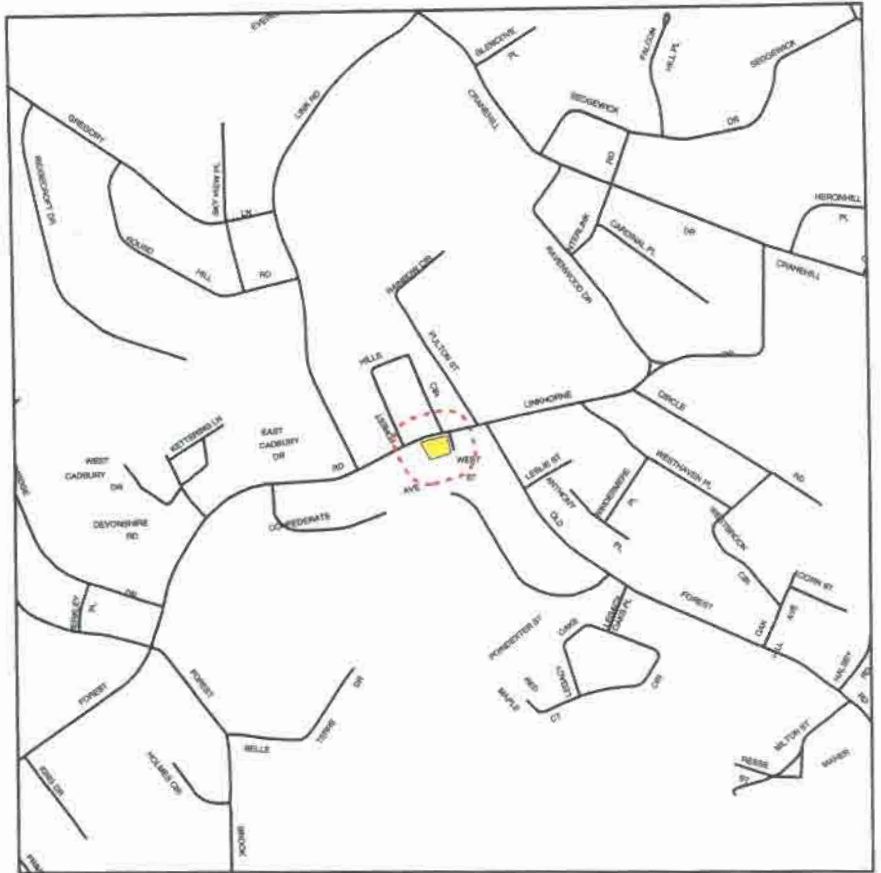
MAP PREPARED BY
THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



Subject Property

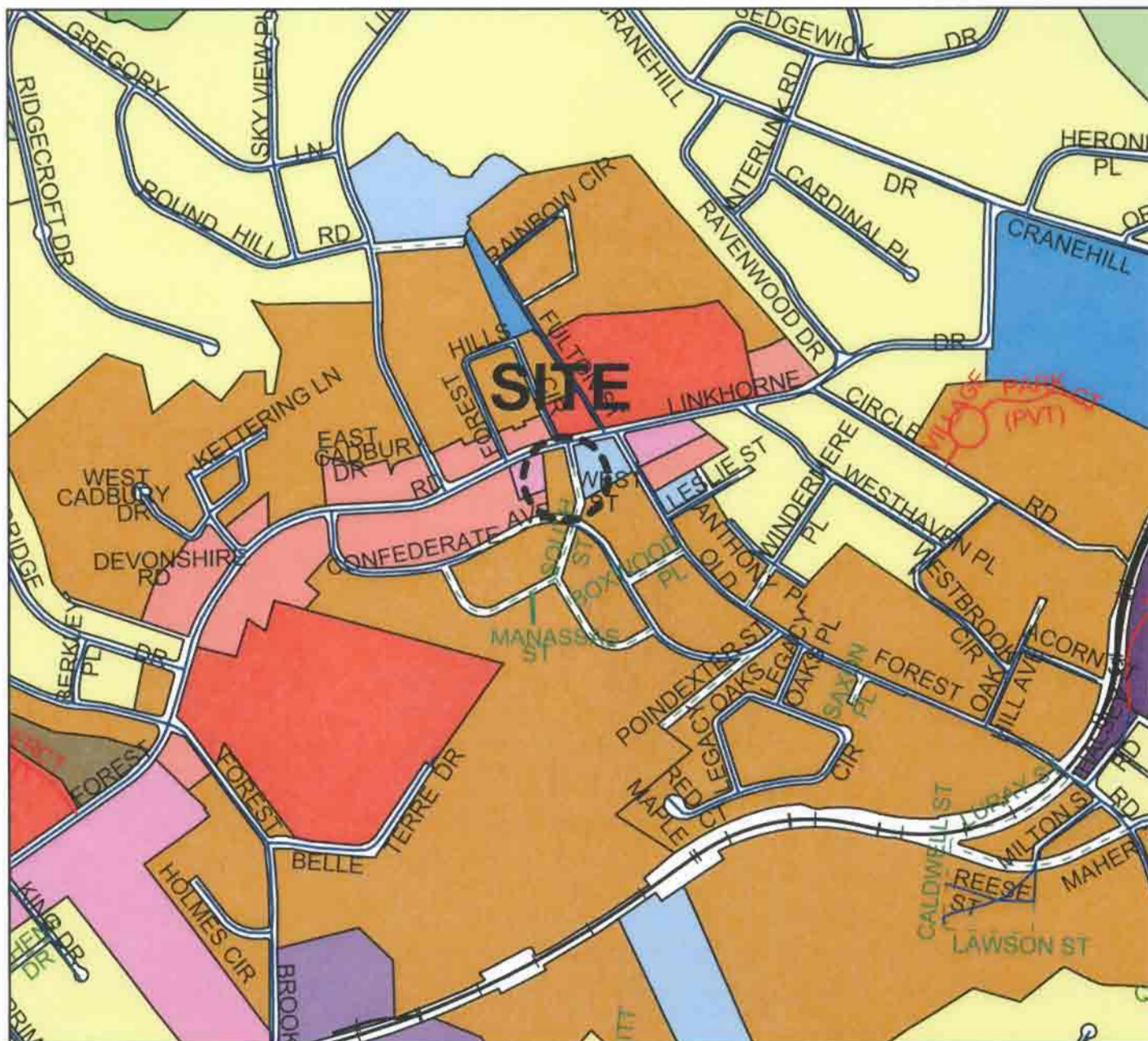


200 ft Radius



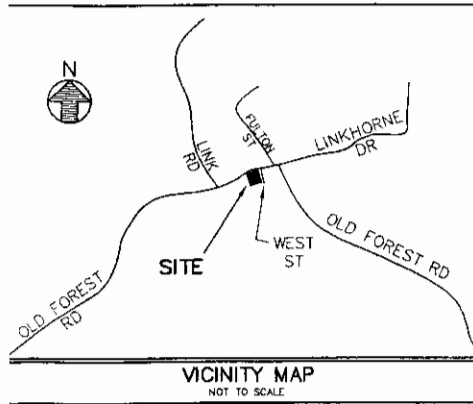
ANIMAL HOSPITAL OF LYNCHBURG
2901 Old Forest Road

PIN	OWNER
16904003	2900 OLD FOREST ROAD LLC
16904014	DRISKILL EARL M & FLORA B
16905002	FIRST CARE HOME HEALTH INC
16905008	FLINT LLOYD G JR
16605001	FOREST ROAD UNITED METHODIST CHURCH
16602005	GILLISPIE MICHAEL N & MARGARE
16904002	GLENN CHARLES A JR
16602003	MORRIS LUCILLE C LIFE
	OLD FOREST ROAD 3000 LAND TRUST
16903001	ELIZABETH D F TROTTER TRUSTEE
16602002	STEWART LILIAN E TRUSTEE
16905001	WATTS PETROLEUM CORPORATION



ANIMAL HOSPITAL OF LYNCHBURG #2901 OLD FOREST ROAD LAND USE PLAN





MICHAEL NEAL GILLISPIE &
MARGARET T. GILLISPIE
TM# 166-02-005
D.B. 753, PG. 826
ZONED R3
±0.8 ACRES

ZONED B1

EXISTING LARGE
CEDARS (3)
TO REMAIN

WEST STREET
(50' R/W)

~20.0'
BUILDING
SETBACK

OLD FOREST ROAD
(VARIABLE R/W)

ZONED B3

PROPOSED
BIO-FILTER
BMP

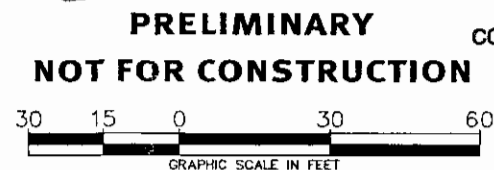
6' WOOD PRIVACY FENCE
FOR OUTDOOR EXERCISE AREA

LOT 3
LILLIAN E. STEWART, TRUST
OF THE LILLIAN E. STEWART
REVOCABLE TRUST
TM# 166-02-002
D.B. 1134, PG. 59
ZONED B3

#2909 OLD FOREST ROAD

GENERAL SITE NOTES:

1. SETBACKS:
FRONT = 40FT MIN. (OLD FOREST ROAD), FRONT = 20FT MIN. (WEST STREET),
SIDE: 0FT, REAR = 50FT MIN WITH 20FT PARKING SETBACK IN REAR YARD.
2. LANDSCAPE BUFFER: A 4' HIGH LANDSCAPE BUFFER IS REQUIRED IN THE REAR
YARD TO SHIELD THE NEIGHBORING RESIDENTIAL ZONE. EXISTING MATURE TREES
ALONG WEST STREET TO BE PRESERVED.
3. ALL PARKING SPACES TO BE 9' x 18' WITH 24' DRIVE AISLE (FOR 90 DEGREE
SPACES).
4. THIS PROPERTY IS LOCATED IN ZONE 'C' AND IS NOT LOCATED WITHIN FLOOD
HAZARD ZONE 'A' FOR A 100-YEAR FLOOD AS DETERMINED BY F.E.M.A. AND
SHOWN ON COMMUNITY PANEL MAP #510093-0020
DATED SEPTEMBER 1, 1978 AND REVISED NOVEMBER 16, 1983.
5. PARKING CALCULATIONS:
REQUIRED PARKING = 1 SPACE PER 300 SQ FT. OF GROSS FLOOR AREA =
5,700/300 = 19 SPACES.
PROPOSED PARKING = 23 SPACES
TM# 166-02-003.
6. SITE OWNER: PRESTON W. MORRIS & STEVE A. MORRIS
7. APPLICANT: RICK KRASON, DVM
8. ADDRESS: 1705 MEMORIAL AVE.
LYNCHBURG, VIRGINIA 24501
9. ZONING: EXISTING ZONING IS B-1. PROPOSED ZONING IS B-3.
10. EXTERIOR LIGHTING SHALL BE CONTROLLED SO THAT NO DIRECT
ILLUMINATION WILL OCCUR BEYOND ANY PROPERTY LINE.
11. CLEARING LIMITS = PROPERTY BOUNDARY.
12. TRASH REMOVAL VIA TRASH CARTS.
13. SIGN NOT TO EXCEED 50 SF AND 17' IN HEIGHT.
PROPOSED: 10' LONG x 5' TALL X 1' WDE GROUND MOUNTED.
NO OUTDOOR KENNEL.
14. OFF-SITE PROVIDER TO REMOVE AND PROCESS DECEASED ANIMALS.
15. DETENTION TO BE VIA UNDERGROUND PIPES AND PROPOSED BIOFILTER.
16. WATER QUALITY TREATMENT VIA BIOFILTER AND LANDSCAPING.
17. DISTURBED AREA = 0.7 AC.



ENGINEERING & SURVEYING & PLANNING
HURT & PROFFITT
INCORPORATED
2524 LANGHORNE ROAD
LYNCHBURG VA 24501
800.242.4906 TOLL FREE
434.847.7795 MAIN
434.847.0047 FAX

**REZONING AND CONDITIONAL USE PLAN
FOR ANIMAL HOSPITAL OF LYNCHBURG**
APPLICANT: RICK KRASON, DVM
CITY OF LYNCHBURG, VIRGINIA

RECEIVED

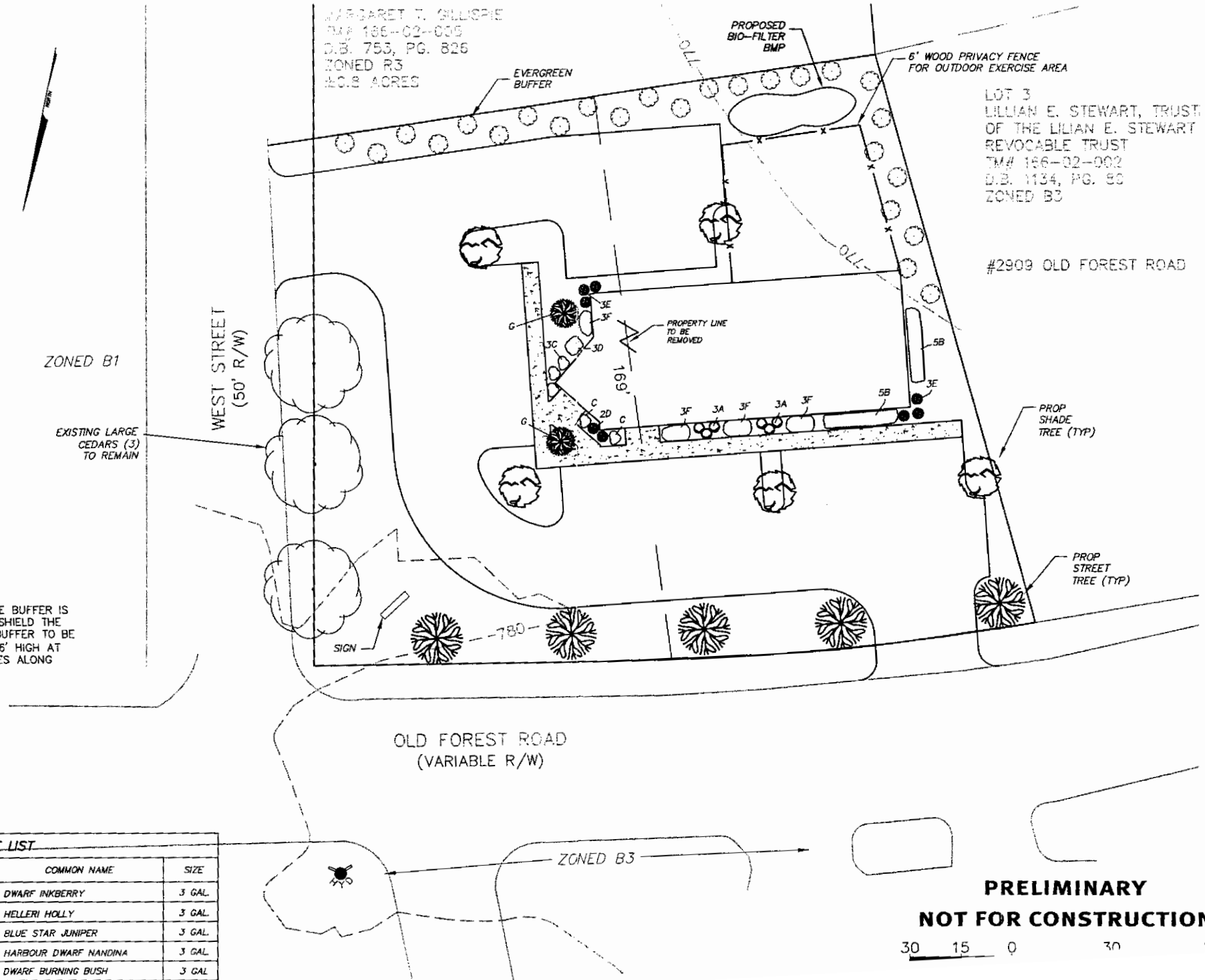
MAR 03 2006
COMMUNITY & DEV
PROJECT NO. 20060192
G.L. NO. 229-13-C2
FILE NO. 03/31/06
DATE: 03/31/06
DRAWN BY: MJD/ALB
CHECKED BY: PSB

SHEET NO.
1 OF 2

GENERAL SITE NOTES:

1. LANDSCAPE BUFFER: A LANDSCAPE BUFFER IS REQUIRED IN THE REAR YARD TO SHIELD THE NEIGHBORING RESIDENTIAL ZONE. BUFFER TO BE MINIMUM 4' HIGH AT PLANTING & 6' HIGH AT MATURITY. EXISTING MATURE TREES ALONG WEST STREET TO BE PRESERVED.

PLANT LIST		
BOTANICAL NAME	COMMON NAME	SIZE
X GLABRA 'COMPACTA'	DWARF INKBERRY	3 GAL
X CRENATA 'HELLERI'	HELLERI HOLLY	3 GAL
VIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GAL
VDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF NANDINA	3 GAL
NYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	3 GAL
ODODENDRON 'DELAWARE VALLEY WHITE'	DVM AZALEA	3 GAL



LANDSCAPE PLAN FOR ANIMAL HOSPITAL OF LYNCHBURG APPLICANT: RICK KRASON, DVM CITY OF LYNCHBURG, VIRGINIA

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PROJECT NO. 20060192
G.L. NO. 229-13-C2
FILE NO.
DATE: 03/31/06
DRAWN BY: ALB

**PRELIMINARY
NOT FOR CONSTRUCTION**



Hurt & Proffitt, Inc.

Engineering • Surveying • Environmental
Materials Testing • Geotechnical
Site Planning

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CUP/REZONING NARRATIVE

Animal Hospital of Lynchburg
Old Forest Road
Lynchburg, Virginia

CITY PROJECT #REZ0603-0001
HURT & PROFFITT PROJECT #20060192

PROJECT DESCRIPTION

The Rezoning and Conditional Use Plan for the Animal Hospital of Lynchburg shows the layout and landscaping for the proposed new veterinary hospital. The site does not fall within either the Commercial Corridor Overlay District (CCOD) or the Scenic Corridor Overlay District (SCOD).

BUILDING MATERIALS

The applicant plans to construct the facility with wood siding, possible stone accents, and asphalt shingles. Colors will be similar to the attached photos and typical elevations.

STORM WATER MANAGEMENT

Topographically, the site slopes from its highest point at the intersection of Old Forest Road and West Street to the lowest point in the southwest corner of the lot. Therefore, most of the runoff from this site flows from the northeast to the southwest. It is assumed that when the building is constructed, approximately one-half of the site could be drained toward Old Forest Road. The storm water quantity for this part of the site would be managed by an underground pipe storage system. The pipe system would be sized to detain runoff from proposed parking area and access aisle on the front half of the site as well as part of the building (see revised plan). It is likely that detention won't be required in the rear part of the property due to the reduction in the drainage area in the post-developed condition. However, if storage is required in the back of the facility, it can be handled using the proposed bio-filter (see Water Quality section in this narrative).

ADEQUATE CHANNEL

The ultimate receiving channel is the natural drainage way to which most storm water from the site flows. This drainage way is located in the southwest corner of the property. The proposed bio-filter will outlet into this natural depression. If necessary, a level spreader can be designed to distribute the flow over a greater area. Preliminary engineering analysis shows the natural drainage way is an adequate receiving channel. In the post-developed condition, it is assumed that approximately one-half of the site can be drained toward Old Forest Road and the remaining half would drain to the rear. Provided the site can be graded as such, there would be a net reduction in the drainage area to the natural drainage way. Taking into account the detention storage provided by the underground pipe system and the bio-filter, it is likely that there will be a decrease in storm water runoff from the site, even with an increased post-developed runoff coefficient.

WATER QUALITY

The stormwater runoff for the site will be treated for quality using an above ground BMP measure. A mechanical device, such as a snout insert, will only be used if required. A bio-filter infiltration area will be used to treat storm water runoff behind the new veterinary facility. Vegetated swales will be used to convey runoff to the bio-filter. The site plan for the veterinary hospital will provide specifics as to each water quality measure.

PARKING

The project must meet the current City of Lynchburg parking requirements. The City of Lynchburg's ordinance requires one (1) parking space for each 300 square feet of gross floor area. Proposed parking spaces for the veterinary hospital are shown on the plan along with parking calculations. It should be noted that the proposed parking as shown may have to be adjusted due to grading restraints as the project is designed, however, the required number of spaces as set forth by the City of Lynchburg will be met.

The parking as shown on the CUP plan is as follows:

Proposed Townhouses:

Required:

$$5,700 \text{ SF} \times 1 \text{ space}/300 \text{ SF} = 19 \text{ spaces}$$

Provided:

23 spaces

LANDSCAPING/OTHER

The clearing and grading limits are the property boundaries. The rear yard will be planted with an evergreen buffer to shield the neighboring residential zone. This buffer will extend around the side yard to the corner of the proposed facility.

Landscape plantings will be as provided on the attached plan. Shade trees will be located in interior medians within parking areas and at the ends of all parking rows. No

more than ten (10) to fifteen (15) consecutive parking spaces will be located between islands. Street trees will be provided along Old Forest Road and the existing cedar trees on West Street will remain and serve as additional street trees. Street and shade tree types will be provided at the site plan stage. Foundation plantings will be as shown on the plan.

Trash removal will be via trash carts.

Exterior lighting shall be controlled so that no direct illumination will occur beyond any property line. A note is provided on the attached plan.

Deceased animals will not be disposed of on-site. Animals will be removed from the site by a contract service.





